

RESOLUTION NO. 3707

A RESOLUTION INITIATING  
THE PROCESS OF CREATING A NEW  
URBAN RENEWAL PLAN IN NEWPORT

WHEREAS, City of Newport established an Urban Renewal Agency pursuant to ORS Chapter 457 with Resolution No. 1647, effective June 5, 1972; and

WHEREAS, the Urban Renewal Agency has been responsible for the preparation and implementation of two Urban Renewal Plans, the first being the "Newport Urban Renewal Plan," created by Council Resolution No. 1685 on May 7, 1973 and the second being the "South Beach Urban Renewal Plan," established with Ordinance No. 1341, adopted September 12, 1983; and

WHEREAS, the Newport Urban Renewal Plan ceased collecting a tax increment in fiscal year 2010/2011 and was closed in 2013; and

WHEREAS, City of Newport conducted an Economic Opportunity Analysis in 2012, engaging a wide range of stakeholders to assess the economic condition of the City, develop a cohesive economic strategy and vision for the community, and to identify steps the City could take to help the community achieve its economic development aspirations; and

WHEREAS, the study recommended that the City evaluate the feasibility of creating a new urban renewal plan area north of the Yaquina Bay Bridge to address issues of underutilized commercial and industrial properties and infrastructure deficiencies; and

WHEREAS, a feasibility study was completed by the consulting firm ECONorthwest under the direction of the Newport Planning Commission in 2014 focusing on the US 20 and US 101 highway corridors and Agate Beach areas that, for the most part, have not benefitted from urban renewal investments in the past; and

WHEREAS, representatives of the affected taxing districts have had an opportunity to review the feasibility study, meet with city staff, and provide testimony to the Urban Renewal Agency; and

WHEREAS, Urban Renewal Agency desires to move forward with preparing an Urban Renewal Plan as provided in ORS Chapter 457 and to provide general direction for how the plan is to be prepared.

THE NEWPORT URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. A Citizen Advisory Committee shall be established by resolution to assist the Newport Urban Renewal Agency in preparing an Urban Renewal Plan for presentation to the Newport Planning Commission and Newport City Council.

Section 2. The Urban Renewal Plan shall address the requirements listed in ORS 457.085, and is to adhere to the following general parameters:

- a) The boundary for the new plan area is to be modelled after the “Large Option” contained in the 2014 ECONorthwest study. Modifications to that boundary may be made so long as the overall acreage is not significantly increased.
- b) The conceptual project list included in the ECONorthwest feasibility study should be used as a starting point for identifying appropriate urban renewal projects. In identifying projects, emphasis should be given to those that will stimulate economic activity, are likely to draw matching funds from individuals or entities benefitting from the investments, and that are consistent with the City’s public facility plans.
- c) The cost of administering the urban renewal program in a manner that will allow the Urban Renewal Agency to implement projects on schedule should be accounted for in the plan.
- d) Procedures for making minor and major amendments to the plan should include measures for engaging affected stakeholders in the Urban Renewal Agency’s decision making process. This may include the establishment of an advisory committee to assist the agency over the life of the urban renewal plan.
- e) The plan should examine Urban Renewal Agency’s authority to collect a tax increment that is less than the amount it would otherwise be entitled to collect in a given year, and identify a framework for how that authority might be exercised and its impact to plan implementation.
- f) The maximum level of indebtedness established for the new urban renewal plan should not exceed \$42 million over the life of the plan.

Section 3. It is the Urban Renewal Agency’s desire that the Urban Renewal Plan be completed such that, if the plan is adopted, the initial increment will be drawn in FY 2016/2017.

Section 4. This resolution shall be effective immediately upon passage.

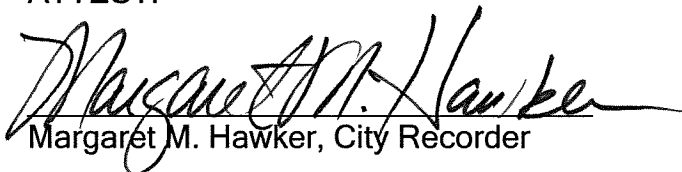
Adopted by the Newport Urban Renewal Agency on March 16, 2015.

Signed on March 18, 2015.

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David Allen, Chair  
Newport Urban Renewal Agency

ATTEST:

A handwritten signature in cursive script, appearing to read "Margaret M. Hawker", written over a horizontal line.

Margaret M. Hawker, City Recorder

Approved as to form:

A handwritten signature in cursive script, appearing to read "Steven Rich", written over a horizontal line.

Steven Rich, City Attorney